

Jefferson / Mack

Jefferson/Mack is generally bounded by Mack to the north, Jefferson to the south, the Grosse Pointe Park city limits to the east, and Conner to the west. Since 1990, the area has lost almost one third of its population and its housing units. These are major losses that far exceed the citywide averages. Of the remaining housing units, over sixty percent are renter occupied. Vacant land and vacant housing units abound throughout the area, creating considerable opportunity for reinvestment.

❑ Neighborhoods and Housing

Issues: Vacant land and abandoned housing units have destabilized Jefferson/Mack's residential areas. The entire area has been delineated for major housing reinvestment.

GOAL 1: Rebuild neighborhoods

Policy 1.1: Develop large-scale infill throughout the area, ensuring housing reinvestment includes owner- and renter- occupied units with a mix of affordable and market rate housing.

GOAL 2: Increase residential density

Policy 2.1: Develop medium density residential along Dickerson and Chalmers.

Policy 2.2: Increase the residential density just north of Jefferson in coordination with the commercial redevelopment of Jefferson Avenue.

❑ Retail and Local Services

Issues: As housing reinvestment increases and as the population grows, the area will become an appealing location for large- and small- scale commercial reinvestment.

GOAL 3: Increase the vitality of commercial thoroughfares

Policy 3.1: Encourage the development of the east side of Conner as a commercial thoroughfare connecting retail centers at Warren and Conner and at Jefferson and Conner.

GOAL 4: Increase the vitality of neighborhood commercial areas

Policy 4.1: Develop neighborhood commercial nodes along the most viable sections of Mack and Kercheval with a compatible mix of locally serving, small-scale businesses and medium density residential.

Policy 4.2: Target the eastern segment of Jefferson for locally serving, small-scale businesses, with an emphasis on pedestrian access.

Policy 4.3: Develop the intersection of Mack and Alter as a focal point for commercial development.

GOAL 5: Develop a retail center

Policy 5.1: Encourage large-scale commercial development at the northeast corner of Jefferson and Conner.

GOAL 6: Improve the appearance of commercial areas

Policy 6.1: Preserve the existing architecture of commercial structures along Jefferson.

❑ **Parks, Recreation and Open Space**

Issues: Increased residential development will increase the demand for recreational amenities in an area that is already underserved.

GOAL 7: Increase open space and recreational opportunities

Policy 7.1: Strategically acquire property to be utilized for the development of neighborhood parks or play lots to accommodate the additional demands due to residential growth.

GOAL 8: Increase access to open space and recreational areas

Policy 8.1: Include greenways in redevelopment efforts to provide residential areas with linkages to commercial corridors, recreational space and the riverfront.

2000 Census - Demographic Profile



Neighborhood

Jefferson / Mack

Total Population

6,026

1990 Population

8,430

1990 to 2000 Change

-2,404

Percent Change

-28.52%

Race

White Only

380

6.31%

Black or African American
Only

5,565

92.35%

American Indian and Alaska
Native Only

27

0.45%

Asian Only

13

0.22%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

6

0.10%

Two or More Races

35

0.58%

Hispanic Origin

Hispanic Origin (Any Race)

63

1.05%

1990 Hispanic Origin

46

1990 to 2000 Change

17

Percent Change

36.96%

Gender

Male

2,850

47.30%

Female

3,176

52.70%

Educational Attainment

Population 25 or older

3,366

55.86%

HS Graduate or Higher

1,912

56.80%

Assoc. Degree or Higher

244

7.25%

Age

Youth Population
(Under 18 Years Old)

2,056

34.12%

1990 Youth Population

2,872

1990 to 2000 Change

-816

Percent Change

-28.41%

0 to 4 Years Old

546

9.06%

5 to 10 Years Old

798

13.24%

11 to 13 Years Old

258

4.28%

14 to 17 Years Old

454

7.53%

18 to 24 Years Old

604

10.02%

25 to 44 Years Old

1,662

27.58%

45 to 64 Years Old

1,179

19.57%

65 Years Old and Older

525

8.71%

Households

Households

2,041

Average Household Size

2.86

Population in Group Quarters

188

3.12%

Population in Households

5,838

Family Households

1,248

61.15%

Married Couple Family

295

23.64%

Female Householder Family

804

64.42%

One Person Households

640

31.36%

Housing Units

Housing Units

2,546

1990 Housing Units

3,444

1990 to 2000 Change

-898

Percent Change

-26.07%

Vacant Housing Units

501

19.68%

Occupied Housing Units

2,045

80.32%

Owner Occupied

720

35.21%

Renter Occupied

1,325

64.79%

Housing Value

Owner Occupied Units

622

Less Than \$15,000

197

31.67%

\$15,000 to \$29,999

148

23.79%

\$30,000 to \$49,999

127

20.42%

\$50,000 to \$69,999

60

9.65%

\$70,000 to \$99,999

31

4.98%

\$100,000 to \$199,999

36

5.79%

\$200,000 or More

23

3.70%

Household Income

Less Than \$10,000

645

31.60%

\$10,000 to \$14,999

201

9.85%

\$15,000 to \$24,999

395

19.35%

\$25,000 to \$34,999

280

13.72%

\$35,000 to \$49,999

183

8.97%

\$50,000 to \$74,999

188

9.21%

\$75,000 or More

149

7.30%



Map 3-7A

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 Jefferson / Mack



Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 3-7B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 Jefferson / Mack



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

